

## **STANDARDS FOR GRANTING VARIANCES**

# 1. Uniqueness

- a. Unique physical circumstances or conditions (such as irregularity, narrowness or shallowness of lot size or shape, or exceptional typographical or other physical conditions, peculiar to the property).
- b. That unnecessary hardship or exceptional practical difficulty is due to such unique conditions, and not to general circumstances or conditions and cannot be developed in strict conformity.

#### 2. Cannot otherwise be developed

- a. There is no possibility the property can be developed in strict conformity with the zoning ordinance.
- b. That the variance is necessary to enable reasonable use of the property.

# 3. Not created by the applicant

a. The unnecessary hardship or exceptional practical difficulty cannot have been created by the applicant.

#### 4. Will not alter the essential character of the neighborhood

- a. The variance will not alter the essential character of the neighborhood.
- b. The variance will not substantially or permanently impair the appropriate use of development of adjacent property.
- c. The variance will not be detrimental to the public welfare.

#### 5. Minimum variance

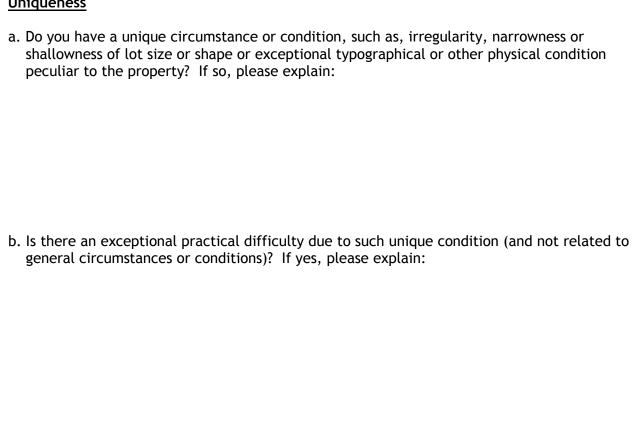
- a. The variance is the minimum that will afford relief.
- b. The variance will represent the least modification possible of the regulation in issue.

### **BOARD OF ADJUSTMENTS STANDARDS FOR RELIEF**

In order for the Board of Adjustment to grant a variance, the Applicant <u>must</u> be prepared to answer the following questions and address the following factors:

## **VARIANCES**

1	Uniqueness	
Ι.	Uniqueness	



#### 2. Possibility of Development

a. Can the property be developed in strict conformity with the zoning ordinance without a variance? If not, please explain.